

# **Eucalyptus Grove Homeowners Association**

## **Board of Directors Meeting**

### **August 9, 2012**

#### **Minutes**

(Subject to Board of Director's approval)

**Board President, Craig Nicholson**, called the meeting to order at 6:04 pm. The meeting was held at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

**Board members in attendance:** Jaime Escobedo, Christine Hall, Joe Mora, Craig Nicholson, Lisa Welch (via Skype). Also in attendance: Robert (from Affordable Painting), Bill Bold (Scribe), and James Nguyen (Bartlein and Company, Inc.)

**Owners in attendance:** Mr. and Mrs. Lafranchi (unit 213).

Robert from Affordable Painting, reported the prospective schedule for the exterior painting, with a "last week of September" for start date; will distribute notices; will begin with Bldg 7610; equipment storage was also mentioned.

**Meeting Minutes:** The **July Board Meeting minutes** (7/12/12) were **approved** as presented.

#### **Treasurer's Report:**

	<b>July '12</b>	<b>YTD</b>
Total Income	\$68,602.58	\$487,633.17
Operating Expenses	28,395.02	185,881.63
Reserve Expenditures	15,766.99	264,801.04
Total Expenditures	44,162.01	450,682.67
Transfer to Reserve	24,440.57	(116,718.50)
Transfer from Reserve	0	80,399.00
Total in Savings	\$1,432,671.09	
Total Assets	\$1,482,439.21	

James N. reported Operating Expenses are approximately 14% below budget; also noted the reserve expenditures were due to siding repair work, in preparation for the exterior painting. The July Treasurer's Report was unanimously **accepted** as presented.

Joe Mora (Enviroscaping) reported routine landscape maintenance, back-flow device replaced, carport roofs cleaned in preparation of the exterior painting, and noted a "sink hole" near unit 251 was rectified.

#### **Old Business**

The Board addressed:

- **Exercise Room floor maintenance:** The Board approved vacuuming the floor twice a week, temporarily, and to stop wet mopping.
- **Cleaning service:** Joe M. and Chris H., committee, will draft a scope of work for

bids.

- **Dry rot repairs:** James N. reported that unit 332 exterior staircase needs to be replaced; dry rot repair is needed at unit 328 patio deck. The Board **approved** both repairs.
- **Pool fence:** Joe M. and Chris H., committee, discussed fence design and height.
- **Pagoda lights:** James N. reported that five lights have been reinforced with new concrete bases for about \$1K; Joe M. will survey the property for damaged lights and will notify James N; Board approved repairing 15 more, at this time.
- **Sauna heater:** tabled
- **Walkway repair:** tabled
- **Privacy screen (unit 213):** Board did not approve proposed lattice fence that would extend beyond the patio slab and into the common area.
- **Pool roof repair:** James N. reported Home Roofing bids for re-roofing the Pool pump room (\$2,990) and the perimeter fence columns (\$2,450), Board **approved** both.

No other Old Business

## New Business

Items addressed:

- **Board officer selection:** the Board elected Jaime Escobedo as Board Secretary.
- **Patio/Balcony storage:** the Board discussed with regards to painting; James N. to draft a letter that can be sent to owners and residents, as needed.
- **Parking: Abandoned vehicles:** Board discussed policy and agreed to formulate a procedure for notification (prior to towing).
- **Foundation:** Photos by Carter Construction re foundation improvements were given to Board.

No other New Business

At this time, the Board went to Executive Session.

The meeting was **adjourned** at 8:11PM.

The next Board meeting is scheduled for Thursday, September 13, 2012, 6:00 pm, at the Grove Homeowners Association Meeting Room, 7610 Hollister Ave., Goleta, CA.

Submitted by Bill Bold, Scribe